



**Connells**

Heathdene Manor  
Watford



## Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are pleased to present this spacious ground floor apartment for the over-60s, ideally situated within the highly sought-after Nascot Wood area.

This well-maintained property features a welcoming entrance hall with an entry phone system, a generous lounge with direct access to the communal grounds, and a well-appointed fitted kitchen.

The accommodation includes a comfortable double bedroom complete with fitted wardrobes, along with a well-appointed bathroom.

Residents also benefit from on-site warden assistance and a range of communal facilities, including a laundry room and a bright, sociable residents' lounge.

Additional advantages include off-road parking for residents, beautifully kept communal areas, and the property being offered chain-free.

For more information or to arrange a viewing, please contact Connells today.

## Communal Entrance

Communal front door with security intercom, lift and stairs to all floors.

## Entrance Hallway

Large storage cupboard, heater and entryphone.

## Living Room

Window to rear aspect, heater, patio doors to communal gardens, opening to kitchen.

## Kitchen

Fitted kitchen comprised wall and base level units with work surfaces over, window to rear aspect, sink unit with mixer tap, space for fridge/freezer, integrated eye-level oven, electric hob and extractor over, space for under-counter fridge/freezer, plumbing for washing machine.

## Bedroom One

Window to rear aspect, fitted wardrobes and heater.

## Bathroom

Bath with mixer taps and overhead shower, emergency pull cord, vanity wash hand basin, WC and extractor fan.

## Outside

## Residents Parking

Off road parking spaces for residents.

## Communal Facilities

Resident's lounge and laundry room, emergency pull cords in all rooms for 24 hour assistance.

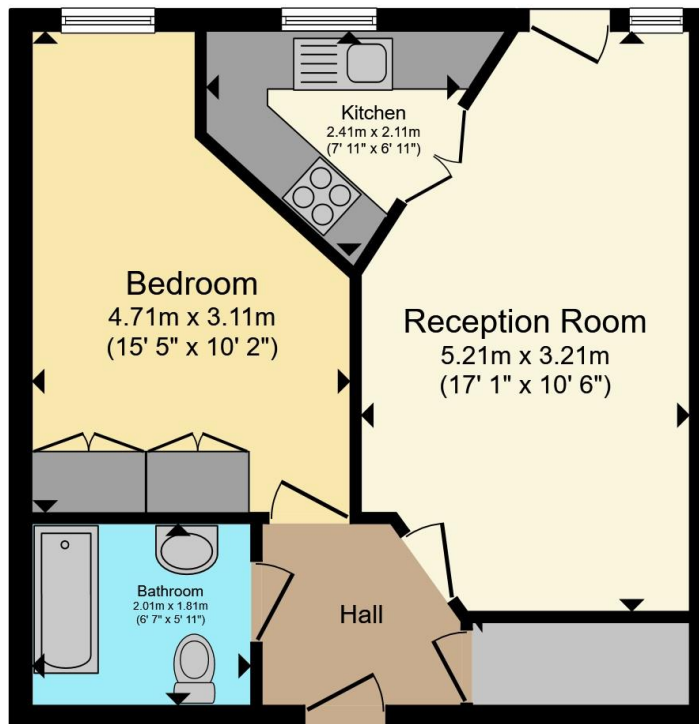
## Communal Gardens

Well maintained communal gardens.









Total floor area 42.3 m<sup>2</sup> (456 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01923 230 403**  
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6 The Parade  
 WATFORD WD17 1AA

EPC Rating: C Council Tax Band: C

Service Charge: 2360.00

Ground Rent: 516.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF310049](http://connells.co.uk/Property/WTF310049)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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